

173.0

Map

0001

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 694,100 /

USE VALUE: 694,100 /

ASSESSed: 694,100 /

Total Card /

Total Parcel

694,100

694,100

694,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Owner 1:	DAVIS JAMES T JR				
Owner 2:	MURPHY-DAVIS ERIN T				
Owner 3:					
Street 1:	19 SUTHERLAND ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	DAVIS JAMES T JR & -		
Owner 2:	MURPHY ERIN T -		
Street 1:	19 SUTHERLAND ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 3,259 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3259		Sq. Ft.	Site		0	70.	1.59	6									362,439						362,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3259.000	331,700		362,400	694,100
Total Card	0.075	331,700		362,400	694,100
Total Parcel	0.075	331,700		362,400	694,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	350.56	/Parcel:	350.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,800	0	3,259.	362,400	694,200	694,200	Year End Roll	12/18/2019
2019	101	FV	261,700	0	3,259.	357,300	619,000	619,000	Year End Roll	1/3/2019
2018	101	FV	261,700	0	3,259.	274,400	536,100	536,100	Year End Roll	12/20/2017
2017	101	FV	261,700	0	3,259.	258,900	520,600	520,600	Year End Roll	1/3/2017
2016	101	FV	261,700	0	3,259.	238,200	499,900	499,900	Year End	1/4/2016
2015	101	FV	246,800	0	3,259.	222,600	469,400	469,400	Year End Roll	12/11/2014
2014	101	FV	243,400	0	3,259.	205,000	448,400	448,400	Year End Roll	12/16/2013
2013	101	FV	243,400	0	3,259.	205,000	448,400	448,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS JAMES T J	75775-254	1	10/1/2020	Convenience	99	No	No		
RICCI JAMES W--	62844-469		10/28/2013		590,000	No	No		
	20658-160		7/1/1990		155,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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RICCI JAMES W--	62844-469		10/28/2013		590,000	No	No		
	20658-160		7/1/1990		155,000	No	No	Y	

PAT ACCT.

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	20658-160		7/1/1990		155,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2020	78	Redo Kit	38,800	O				
6/7/2016	766	Redo Bat	6,900					REDO BATH 2ND FL
7/10/2014	797	Porch	4,000					
5/28/2002	447	Addition	75,000	C		G4	GR FY04	16X22 2ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
10/22/2008	Meas/Inspect	355	PATRIOT
2/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/12/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

